



2001 PREDESIGN ANALYSIS

In 1972, the Minnesota State Capitol was placed on the National Register of Historic Places. Following this, a series of reports were issued that studied the Capitol building and the Capitol Complex. These reports focused on the Preservation of the State Capitol and a schedule for this work that identified completion of the work by 1994. This restoration work has not occurred and further deterioration of the building systems and integrity is underway.

In June 2001, a Predesign study was submitted for the Interior Restoration of the Minnesota State Capitol building.

This Update is not meant to replace the 2001 Predesign study, but to supplement the Study and to offer solutions for some of the items that were unresolved at that time. While much background information gathering occurred with the 2001 Predesign Study, the study has become dated and requires updating.

Among these items are:

- Update to building security, based on the Homeland Security,
- Update to the Building Program and reviewing changes to organizational layouts,
- Options for swing space,
- The shortage of office space and adequate hearing rooms,
- The need for accommodating the multitudes of visitors to the Capitol,
- Establishing funding/scheduling recommendations for the restoration,
- Life safety, mechanical, code requirement changes.

Building Security

Capitol security was a concern at the time of the 2001 Predesign, but the potential for catastrophic terrorist activity was not anticipated prior to 911. The security approaches were designed with apprehension in mind versus prevention of catastrophic situations by intentional acts. The Department of Homeland Security in conjunction with the National Guard have reviewed a majority of the public buildings in Minnesota and offer a wide variety of analysis and recommendations to enhance the security and provide opportunity to deter terrorist acts or other acts that would endanger the public and the historic building.

Updated Building Program

The comprehensive restoration of the Capitol building provides an opportunity to re-evaluate the role that the building layout has upon the function of the business of government, the visitor experience and the long term health and maintenance of the building itself. This Update reviews the building program information from the 2001 Predesign and updates the organizational requirements, reviews the visitor experience and provides a comprehensive approach to building systems layouts.



Swing Space

The 2001 Predesign identified that there is not adequate (temporary) swing space available to move people out during the construction process. It also notes that the restoration will require additional existing space be converted to rest room use, mechanical/electrical spaces and exit stairs. The Predesign offered 2 basic options to address this situation:

- Construction of a new State Office Building,
- Use of space on the Capitol Complex for temporarily housing building tenants.

It has been concluded that there is insufficient support for a new State Office Building and as such this option is no longer being pursued. This, in conjunction with the Legislative Appropriations language, does not allow funding to be used to explore new building options.

The ability to identify temporary swing space on the Capitol Complex has been problematic. The space available is typically office space, but availability is subject to the time frame of construction activities – making planning of specific space nearly impossible. The review of other building options; (such as the Ford Building) have been problematic in that they require an initial dedication of funding for refurbishing of the building. In addition to this, there is a reluctance to relocate critical governmental functions outside of the Capitol Building during Session – such as; the Staff Offices, the Legislative Chambers, the Press facilities and other functions seen as critical to the Legislative Session.

The Update to the 2001 Predesign offers solutions to these conditions. It provide permanent swing space adjacent to the Capitol Building, provides a Legislative Chamber swing space adjacent to the Capitol and minimizes the amount of moves required to facilitate the construction process.

Shortage of Office Space and Adequate Hearing Rooms

The 2001 Predesign identified a need for additional office space and adequately sized hearing rooms. The current shortage of office space has resulted in a condition wherein the Minority and Majority Senators are housed in separate buildings, staff are housed in space that is inappropriate for office use, hearing rooms with columns that obstruct layouts and views of proceedings. The updated Predesign and design concept address this situation within and adjacent to the Capitol building.

Accommodating Visitors

The Presdeisgn identifies a need for a Visitor Center and enhanced orientation facilities. There are numerous groups of people that come to the Capitol building year round. There currently is not a designated place of arrival to the Capitol building. This in conjunction with the need for enhanced security screening, requires a thoughtful design approach to the visitor sequence – including arrival, greeting/screening, orientation, touring, rest rooms, gift shop and dining.

Phasing/Scheduling Options

The 2001 Predesign recommended that the restoration proceed in 3 phases:

- Phase One - East Wing (floors G – 4),
- Phase Two - West Wing (floors G – 3),
- Phase Three – North Wing and Rotunda (floors G – 4),
- And a potential additional phase of work in the Basement.

The Updated 2006 Predesign looks to create permanent swing space and mechanical/electrical vault space in the initial phase. Then follow up the initial Phase involving the existing building wings.



Minnesota State Capitol – Interior Restoration and Asset Preservation Work

This Update offers three phasing options varying from Three Phases to Four Phases. The permanent swing space offers an option for adjacent space to accommodate the Legislative Chamber during Session allowing the exploration of phasing involving two Wings simultaneously. These are being studied and considered.

The 2001 Predesign offered a minimal modification to the existing location of the mechanical and electrical systems. The 2006 Update advocates relocation of the basic mechanical and electrical systems to new vaults spaces for a variety of benefits: security, preferred location, size requirements distribution options and ease of transition. This comprehensive approach to relocating the systems, provides the opportunity to re-evaluate much of the current building layout and functional relationships.

